

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE

6000 Williams Road

11th Election District
6th Councilmanic District
Charles H. Bayley, Jr.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-45-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles H. Bayley, Jr. and Linda P. Bayley, his wife, for that property known as 6000 Williams Road in the Hydes section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a street centerline setback of 45 ft. and a lot line setback of 4 ft. (for an interior lot line) in lieu of the required 75 ft. and 35 ft. respectively, for an addition, in an R.C.2 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a street centerline setback of 45 ft. and a lot line setback of 4 ft. (for an interior lot line) in lieu of the required 75 ft. and 35 ft. respectively, for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By



(410) 887-4386

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6000 Williams Rd, Hydes MD 21082
which is presently zoned RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3 B.3 TO PERMIT A STREET CENTERLINE SETBACK OF 45 FT. AND A LOT LINE SETBACK OF 4 FT. (TO AN INTERIOR LOT LINE) IN LIEU OF THE REQUIRED 75 FT. AND 35 FT. RESPECTIVELY. RC2

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

hardship: must provide adequate housing for expanding family
practical difficulty: construction of existing house dictates the direction the addition must take, limiting it to that which gives cause for this petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted, if:

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 50

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6000 WILLIAMS RD
address
HYDES MD 21082
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The facts pertaining to this petition for an administrative variance are as follows: we, the undersigned have an aging parent for whom we must provide adequate living accommodations. The living space in our present small home does not afford such an arrangement. The practical difficulty we face is that the construction (structure) of the existing house and the lay of the property combine to dictate the direction this addition must take.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles P. Bayley
(signature)
CHARLES P. Bayley
(type or print name)



Linda Pierson Bayley
(signature)
Linda Pierson Bayley
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of August, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Bayley - Linda P. Bayley

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8.3.95
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

ZONING
~~Base~~ Description
 for

#6000 WILLIAMS ROAD
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point at the intersection of Williams Road and Bottom Road, thence running along Bottom Road the following course and distance:

- ① North $25^{\circ}-55'$ ^{East, 241.53} ~~West, 123.53~~ feet,
 thence leaving said road;
- ② South $46^{\circ}-38'$ East, 371.60 feet,
 thence;
- ③ South $37^{\circ}-12'$ West, 269.35 feet,
 thence;
- ④ North $39^{\circ}-08'$ West, 326.66 feet \pm
 to the place of beginning

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-45-12

District 1108 Date of Posting 8/24/95

Posted for: Variances

Petitioner: Charles + Linda Bayley

Location of property: 6000 Williams Rd.

Location of Signs: Facing roadway on property being zoned.

Remarks: _____

Posted by M. H. Hays Date of return: 8/25/95
Signature

Number of Signs: _____

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NO. 50 BY JLL

004047

96-45-A

DATE _____

8/3/95

ACCOUNT

R0016150

AMOUNT

\$ 85.00

RECEIVED

FROM:

Twining Construction Co

FOR:

Long Run, Va., 11/11/1916

02910

50.00

[illegible]

PA 0010:34AM08-03-95

45.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 50

Petitioner: CHARLES H. BAYLEY JR + LINDA PIERSON BAYLEY

Location: 6000 WILLIAMS RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CHARLES + LINDA BAYLEY

ADDRESS: 6000 WILLIAMS RD

HYDES MD 21082

PHONE NUMBER: 592-7649

AJ:ggs

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-45-A (Item 50)
6000 Williams Road
11th Election District - 6th Councilmanic

COPY

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Charles and Linda Bayley

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Charles H. Bayley, Jr.
6000 Williams Road
Hydes, Maryland 21082

RE: Item No.: 50
Case No.: 96-45-A
Petitioner: C. H. Bayley

Dear Mr. and Mrs. Bayley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Aug. 22, 1995
 Zoning Administration and Development Management

FROM: Robert ^{RWB/DAK}W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for August 21, 1995
 Item No. 050

The Developers Engineering Section has reviewed the subject zoning item. Bottom Road and Williams Road are existing roads, which shall ultimately be improved as 40-foot street cross-sections on 60-foot rights-of-ways. Please show the ultimate rights-of-way on the plat.

RWB:sw

RECEIVED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-8-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 050 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51,
53, and 54. ⁹

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Barry L. Long

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50,
51,52,53 AND 54.

10

RECEIVED

AUG 11 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

PETITION PROBLEMS AGENDA OF

#44 --- RT

1. Need power of attorney for person signing for contract purchaser.
2. Who signed petition for attorney?

#45 --- MJK

1. Need power of attorney for person signing for contract purchaser.

#47--- JLL

1. Margaret Miller is trustee for who?
2. Need power of attorney for Margaret Miller, trustee.
3. Leonard Miller is trustee for who?
4. Need power of attorney for Leonard Miller, trustee.
5. Need telephone numbers for all legal owners.

#50 --- JLL

1. Notary section is incomplete.

#51 --- JCM

1. Notary section is incomplete.

#52 --- JJS

1. No item number on receipt.
2. No city, state, or zip code for legal owner.

#53 --- JJS

1. No zoning indicated on petition form.

MICROFILMED

#50

I the undersigned understand that the expiration date for the Notary Public's Commission is not indicated on the Affidavit form and I accept the attendant risks if any.

Randy Tinning

4-3-95

RECORDED

#50

SEE 200 SCALE MAP

AUGUST 1, 1995

RE: 6000 WILLIAMS ROAD
HYDES MD 21082
CHARLES H. BAYLEY, JR.
LINDA PIERSOL BAYLEY

DEAR NEIGHBORS:

WE ARE APPLYING FOR A VARIANCE WITH BALIMORE COUNTY. OUR FAMILY IS GOING TO BE EXPANDING AND THIS VARIANCE WILL ALLOW US TO COMPLETE AN ADDITION ON THE SIDE AND BACK OF OUR HOUSE. THE ADDITION WILL INCLUDE A BEDROOM, BATHROOM, AND FAMILY ROOM/PLAY ROOM.

PLEASE SIGN BELOW AS ACKNOWLEDGEMENT OF NOTICE OF THE ABOVE:



SINCERELY,

CHUCK AND LINDA BAYLEY

MICROFILMED

#50 SEE 200 SCALE MAP

AUGUST 1, 1995

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HYDES MD 21082
CHARLES H. BAYLEY, JR.
LINDA PIERSOL BAYLEY

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PLEASE SIGN BELOW AS ACKNOWLEDGEMENT OF NOTICE OF THE ABOVE:

SINCERELY,

Darbara Brown
Clifton Brown

CHUCK AND LINDA BAYLEY

RECEIVED
AUG 1 1995

#50

SEE 200 SCALE MAP

AUGUST 1, 1995

RE: 6000 WILLIAMS ROAD
HYDES MD 21082
CHARLES H. BAYLEY, JR.
LINDA PIERSOL BAYLEY

DEAR NEIGHBORS:

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PLEASE SIGN BELOW AS ACKNOWLEDGEMENT OF NOTICE OF THE ABOVE:

SINCERELY,

Don Richardson
Richardson Farm's Inc.

CHUCK AND LINDA BAYLEY

NOT RECORDED

#50

SEE 200 SCALE MAP

AUGUST 1, 1995

RE: 6000 WILLIAMS ROAD
HYDES MD 21082
CHARLES H. BAYLEY, JR.
LINDA PIERSOL BAYLEY

DEAR NEIGHBORS:

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PLEASE SIGN BELOW AS ACKNOWLEDGEMENT OF NOTICE OF THE ABOVE:

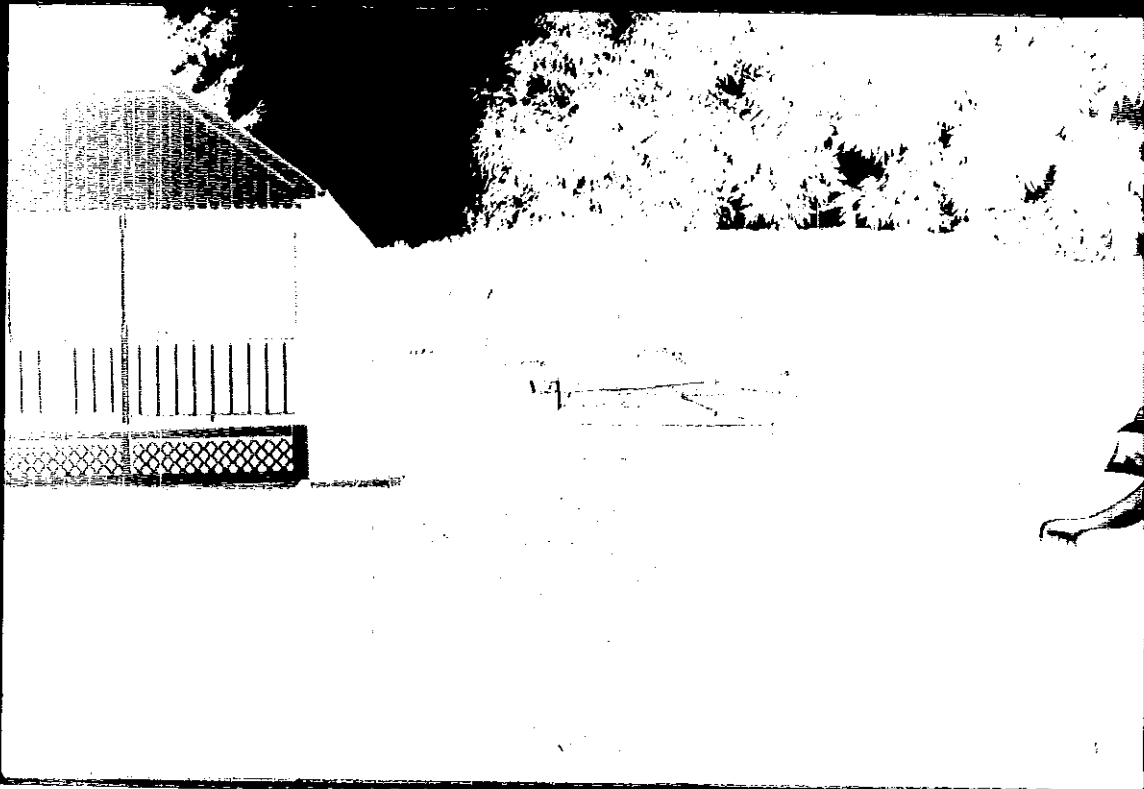
SINCERELY,

Chuck and Linda Bayley

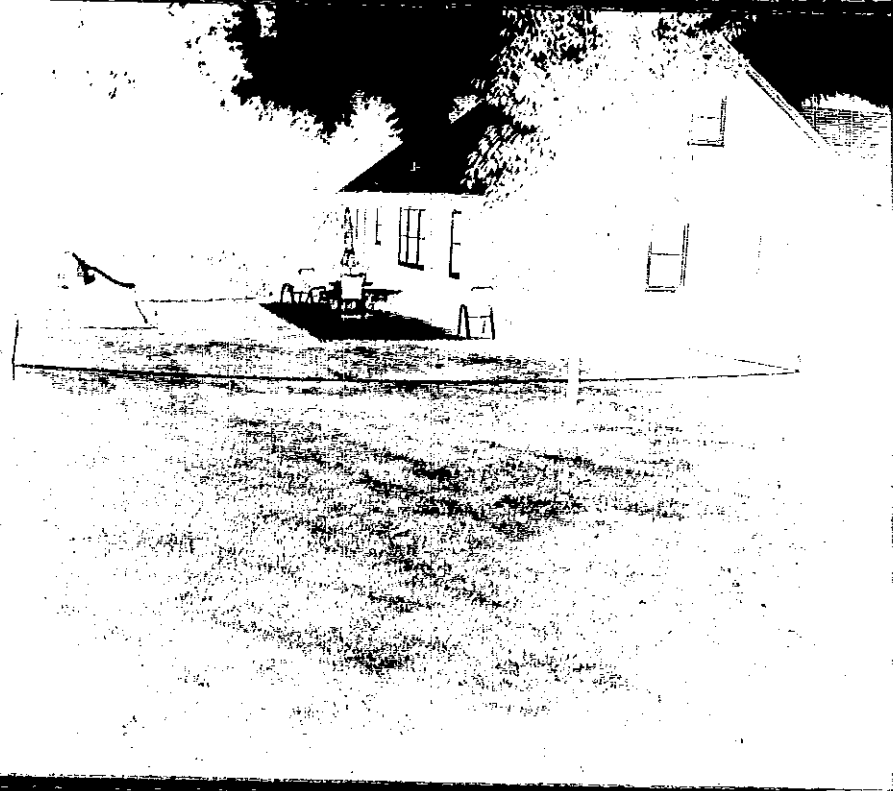
CHUCK AND LINDA BAYLEY

MICROFILMED

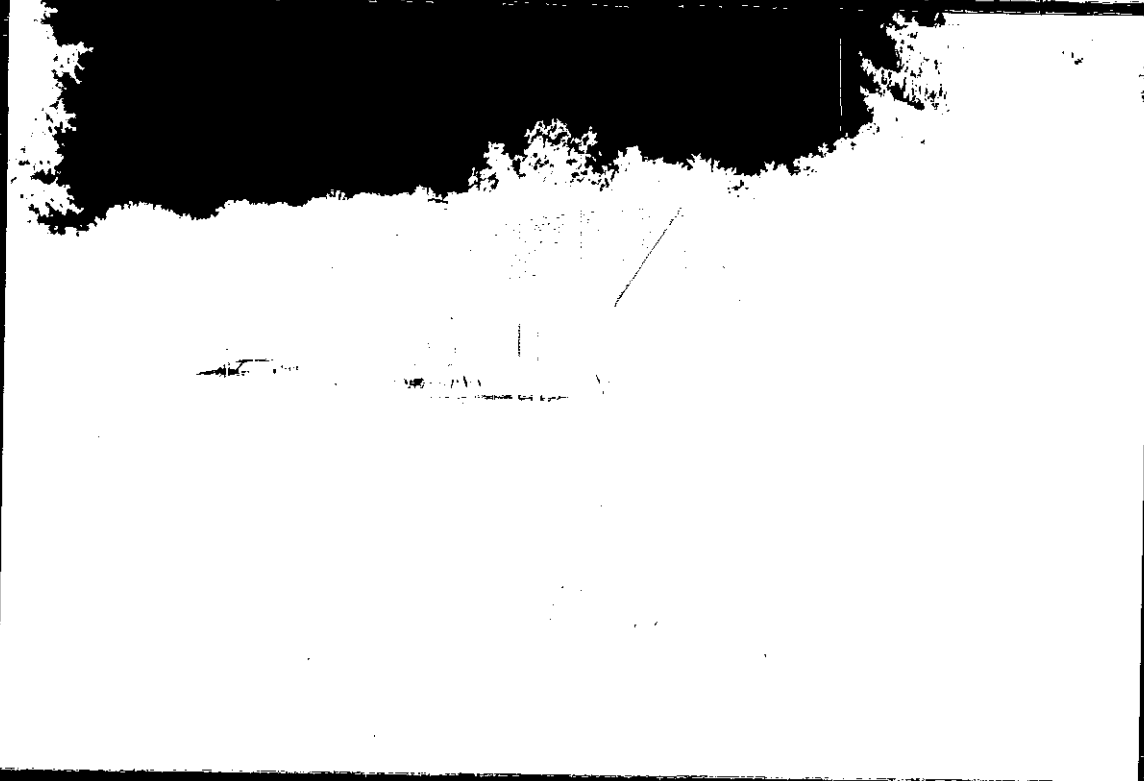
96-45-A



Proposed addition
looking from back
yard towards
bottom Rd.



Proposed addition
looking from
bottom Rd.



Proposed addition
looking from back
of property towards
back of house

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 22, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *LP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #50 - Bayley Property
6000 Williams Road
Zoning Advisory Committee Meeting of August 14, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

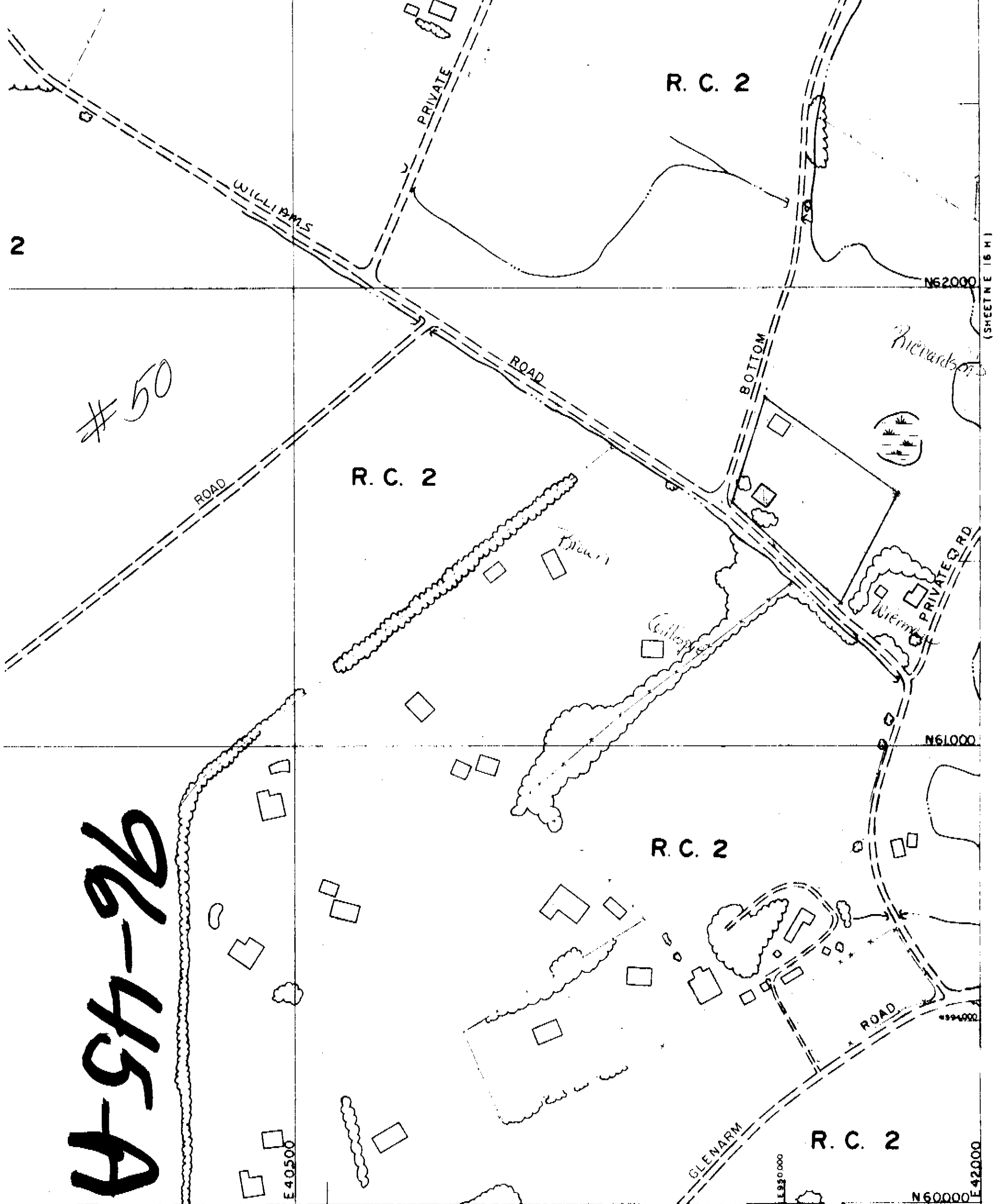
A site inspection of the property revealed a well in a pit room off of basement, which is under the proposed addition.

Mr. Bayley has been advised by Thomas Ernst of this Department that the existing well must be replaced with a new well which must be at least 30' from existing and proposed structure.

The existing well must be properly abandoned and sealed by a licensed well driller upon completion of the new well. A well abandonment report must be submitted to this office prior to building permit approval.

✓
JLP:TE:sp

BAYLEY/DEPRM/TXTSBP



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

BM Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

1G

William A. Howard IV
Chairman, County Council

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

NORTH OF HARTLEY

SHEET

N.E.

16-G

ADJACENT OWNERSHIPS

LISTED FOR LETTER OF
SUPPORT LOCATIONS

Plat to accompany Petition for zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6000 WILLIAMS RD

Subdivision name: NA

plat book # , folio # , lot # , section #

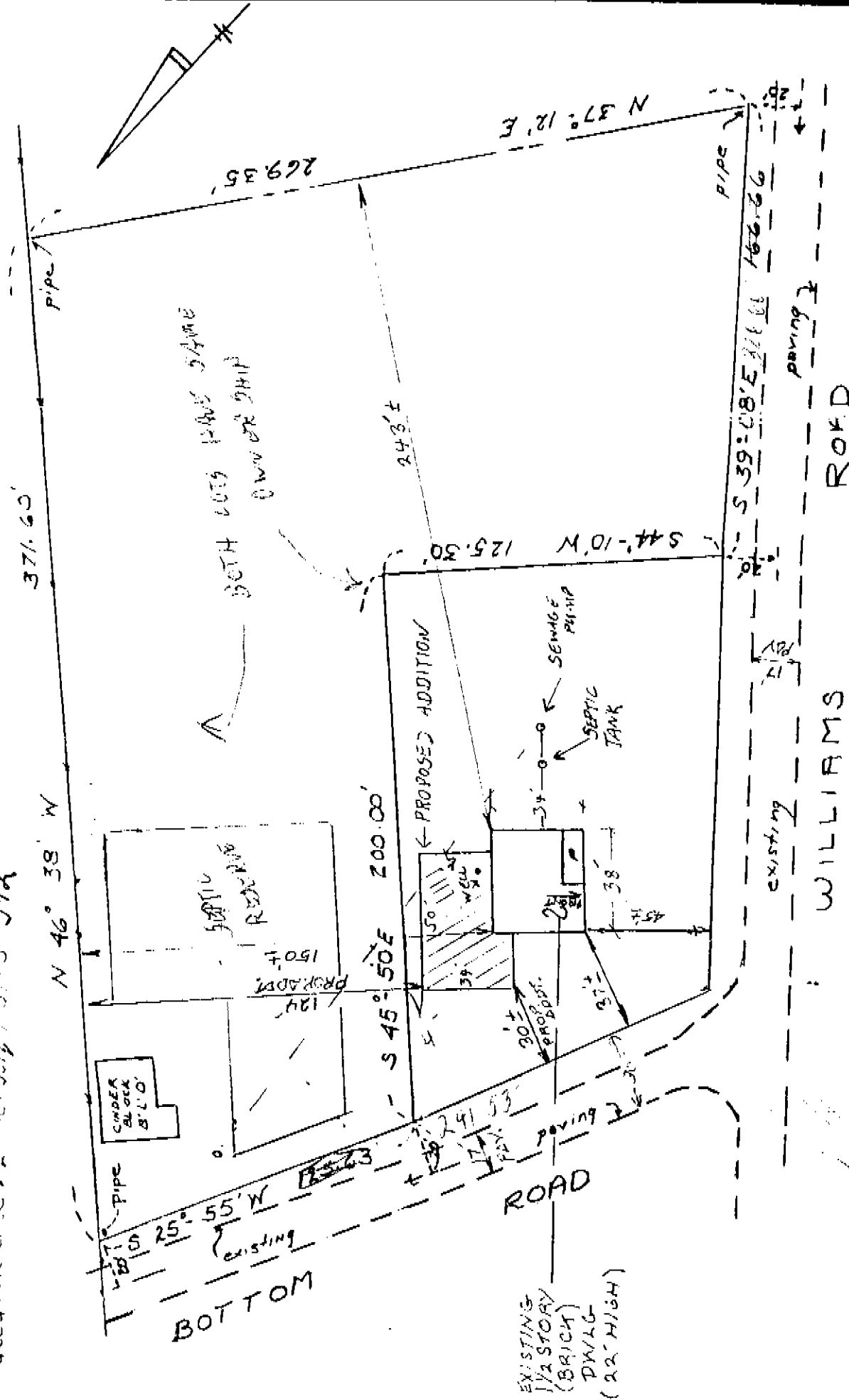
OWNER: CHARLES H. BAYLEY JR. + LINDA PIERCE BAYLEY

deed reference: Line 8699 Folio 342

see pages 5 & 6 of the CHECKLIST for additional required information

DRAFT # 1952

RICHARDSON FARMS



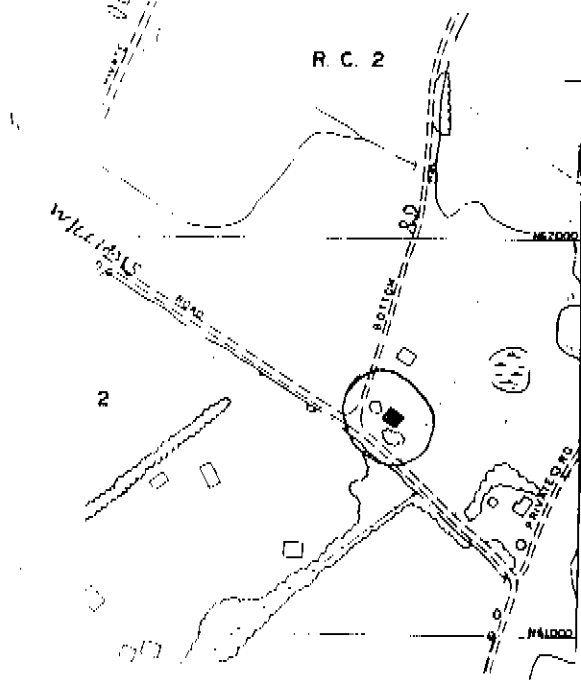
96-45-A



North

date:
prepared by:

Scale of Drawing: 1" = 50'



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: 11th
Councilmanic District: 6
1"=200' scale map#: NE 16-6
Zoning: RC2
Lot size: 1.96 acreage 85,535 square feet

SEWER: ☐ public ☒ private
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

50



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

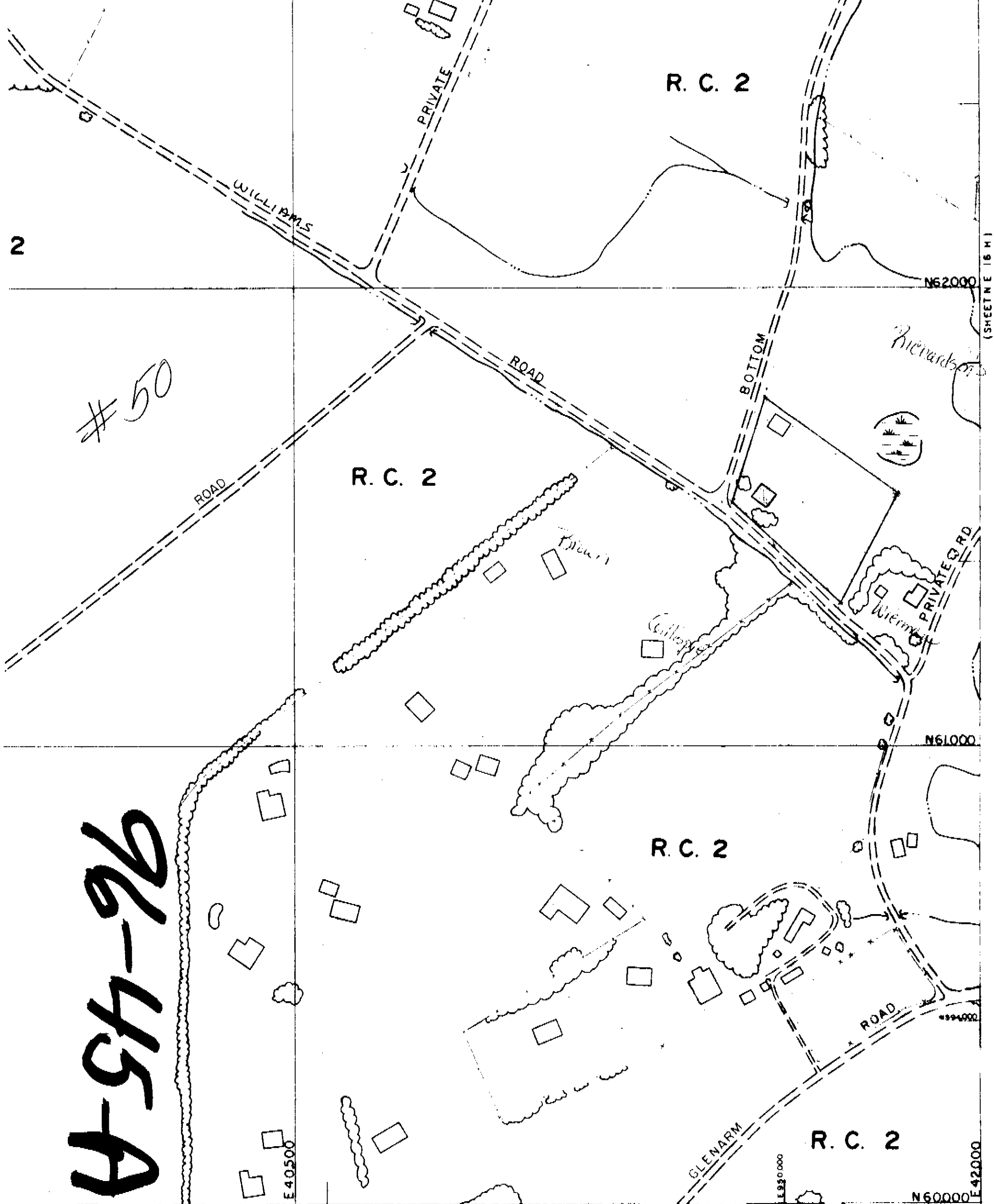
SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

NORTH OF HARTLEY

N.E.
16-G

96-45-A



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

BM Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

1G

William A. Howard IV
Chairman, County Council

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

NORTH OF HARTLEY

SHEET

N.E.

16-G

ADJACENT OWNERSHIPS

LISTED FOR LETTER OF
SUPPORT LOCATIONS

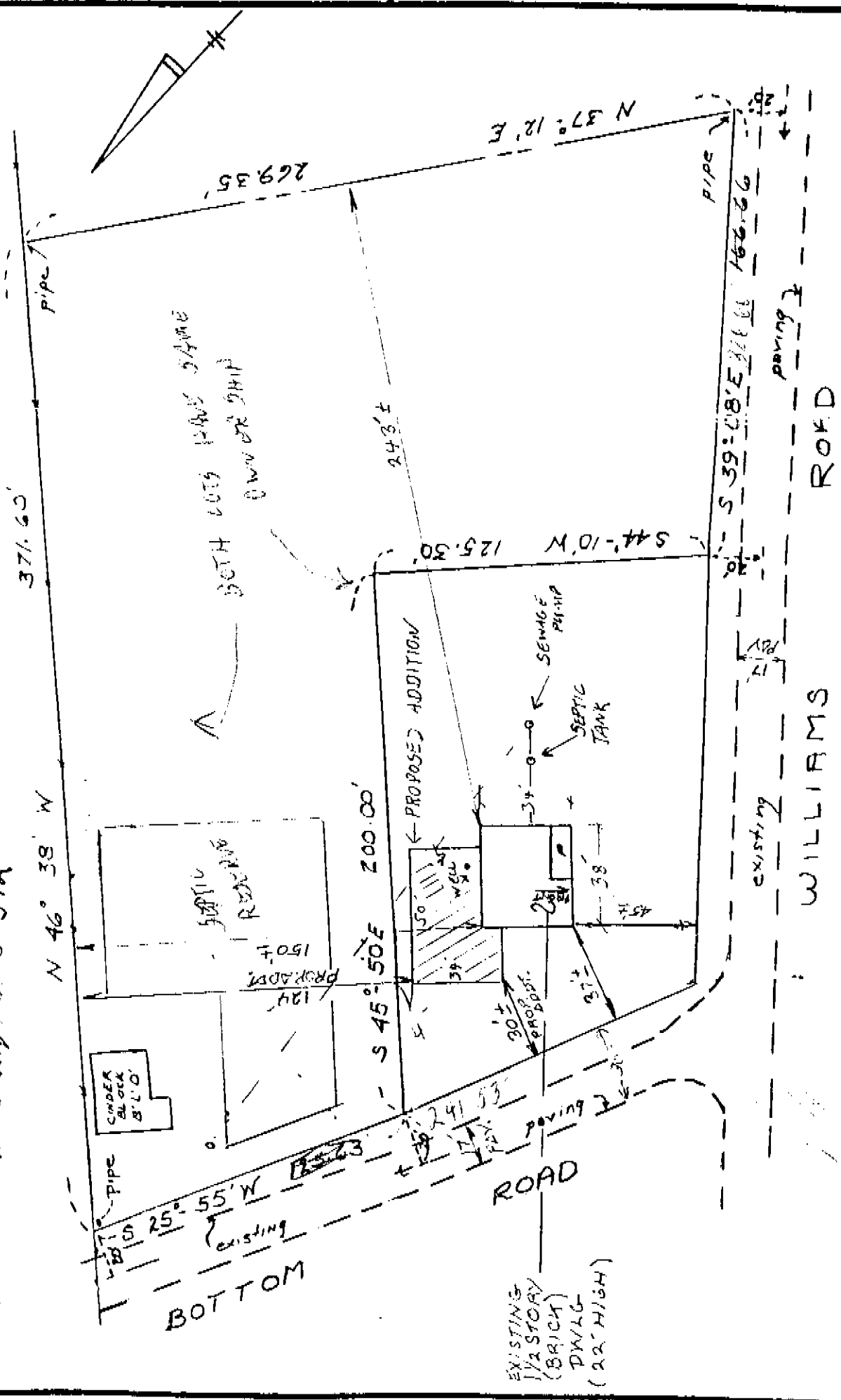
PROPERTY ADDRESS: 6000 WILLIAMS RD see pages 5 & 6 of the CHECKLIST for additional required information
Subdivision name: NA DATE: 11/19/52

plat book # , folio # , lot # , section #

OWNER: CHARLES H. BAYLEY JR. + LINDA PIERCE BAYLEY

deed reference: Line 8699 Folio 342

RICHARDSON FARMS

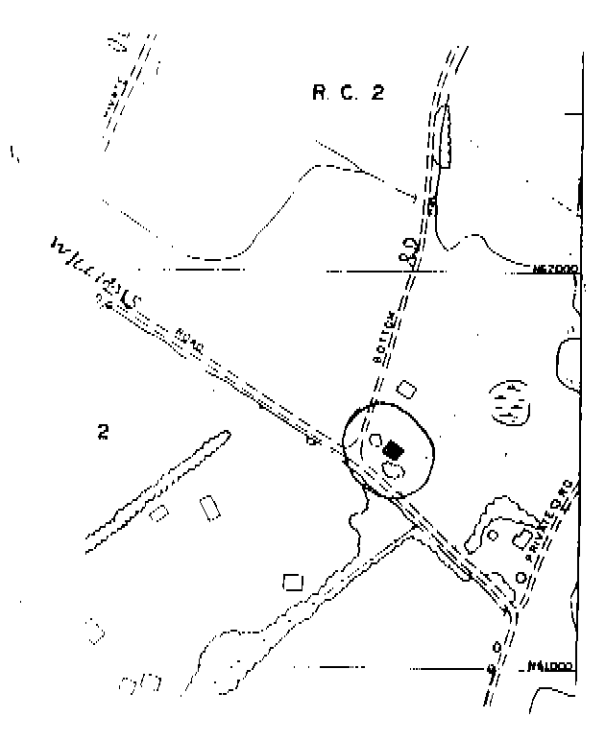


96-45-A

North

date:
prepared by:

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11th
Councilmanic District: 6
1"=200' scale map#: NE 16-6
Zoning: RC 2
Lot size: 1.96 acreage 85,535 square feet

SEWER: ☐ public ☒ private
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

50



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

NORTH OF HARTLEY

N.E.
16-G

96-45-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-45-A (Item 50)
6000 Williams Road
11th Election District - 6th Councilmanic

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Charles and Linda Bayley

Printed with Soybean Ink
on Recycled Paper

COPY



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Charles H. Bayley, Jr.
6000 Williams Road
Hydes, Maryland 21082

RE: Item No.: 50
Case No.: 96-45-A
Petitioner: C. H. Bayley

Dear Mr. and Mrs. Bayley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
August 22, 1995
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item #50 - Bayley Property
6000 Williams Road
Zoning Advisory Committee Meeting of August 14, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

A site inspection of the property revealed a well in a pit room off of basement, which is under the proposed addition.

Mr. Bayley has been advised by Thomas Ernst of this Department that the existing well must be replaced with a new well which must be at least 30' from existing and proposed structure.

The existing well must be properly abandoned and sealed by a licensed well driller upon completion of the new well. A well abandonment report must be submitted to this office prior to building permit approval.

JLP:TE:sp
BAYLEY/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: Aug. 22, 1995
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for August 21, 1995
Item No. 050

The Developers Engineering Section has reviewed the subject zoning item. Bottom Road and Williams Road are existing roads, which shall ultimately be improved as 40-foot street cross-sections on 60-foot rights-of-ways. Please show the ultimate rights-of-way on the plat.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 050 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: August 8, 1995
FROM: Pat Keller, Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Cary L. Burns*

PK/JL

ITEM26/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50, 51,52,53 AND 54.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed on Recycled Paper

RECEIVED
AUG 11 1995
ZADM

PETITION PROBLEMS
AGENDA OF

#44 -- RT

1. Need power of attorney for person signing for contract purchaser.
2. Who signed petition for attorney?

#45 -- MJK

1. Need power of attorney for person signing for contract purchaser.

#47 -- JLL

1. Margaret Miller is trustee for who?
2. Need power of attorney for Margaret Miller, trustee.
3. Leonard Miller is trustee for who?
4. Need power of attorney for Leonard Miller, trustee.
5. Need telephone numbers for all legal owners.

#50 -- JLL

1. Notary section is incomplete.

#51 -- JCM

1. Notary section is incomplete.

#52 -- JJS

1. No item number on receipt.
2. No city, state, or zip code for legal owner.

#53 -- JJS

1. No zoning indicated on petition form.

96-45-A



SITE
#7C

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	NORTH OF HARTLEY	N.E. 16-G

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401